

# Why do a survey?

## TOWN POLICY & REQUIREMENTS

- Updating the 1986-1987 survey has been a Telluride Town Council priority for the last several years.
- The Town's adopted Land Use Code calls for periodic updating of information on historic buildings in the Town.
- Telluride is a Certified Local Government (CLG). Being a CLG includes the responsibility to maintain up to date information on historic buildings.
- The survey update is listed in the Town's Master Plan adopted in 2006.

## IMPORTANCE TO THE COMMUNITY

Out of 80,000 structures and places listed on the National Register of Historic Places, Telluride is among the 2,000 that are designated as **National Historic Landmarks**. The historic buildings are an important part of the Town's character enjoyed by residents and attractive to visitors.

# Review Process

HARC and P&Z boards hold joint work session for an overview of the Survey (October 24<sup>th</sup>).

HARC holds several work sessions to receive comments on buildings in different areas/neighborhoods (work sessions to be scheduled).

The Consultant reviews public comments for possible changes to the Survey recommendations.

Following public notice, HARC holds a public hearing and makes a recommendation to Town Council, with or without changes.

After public notice and two readings of an ordinance, Town Council holds a public hearing and makes a decision regarding adopting the Survey with or without changes.

If the Survey is adopted, a property owner still may challenge the designation for a specific building through a noticed hearing.

Survey update is a draft. Public meetings are not hearings. Public input is informal.

Survey update formally adopted with noticed hearings.

# Your Comments and Concerns

The Town of Telluride is interested in your comments and concerns regarding the 2012 Survey Update. The Survey Report contains draft recommendations. The Consultant and HARC may make changes to the recommendations that will be forwarded to Town Council.

- All meetings on the Survey are open to the public and include time for public comment.
- Public notice is required in advance of any public hearing regarding the Survey. The work sessions are not actual public hearings, but there will be advance public notice.
- If the Survey is adopted, a property owner still may challenge the designation of the historic category for an individual building.

## For More Information

Contact Telluride Planning & Building Dept.

- Bob Mather, Historic Preservation Architect  
970 / 728-2161  
[bmather@telluride-co.gov](mailto:bmather@telluride-co.gov)
- Mike Davenport, Hist. Preservation Architect  
970 / 728-2150  
[mdavenport@telluride-co.gov](mailto:mdavenport@telluride-co.gov)

# Telluride Historic and Architectural Survey (THAS) - 2012 Update

In 1963 the United States Congress designated the Town of Telluride as a National Historic Landmark (NHL) District because of "its outstanding significance in commemorating and illustrating the history of the United States."

As an NHL District and under its adopted Land Use Code, the Town of Telluride has the responsibility to periodically survey the condition of historic buildings in town.

# How was the survey done?

## THE SURVEY METHODOLOGY

Requirements for a historic building survey today are much more thorough than the last (1986-1987) full survey. The Survey utilized standard forms developed by the State of Colorado. The survey work included the following:

**Records researched** include previous surveys, Sanborn historic maps, online sources, old city directories, museum and library collections, building permits, and property records.

**Field research** included detailed recording of a building's exterior and photographing exposed elevations of the building and notable façade details.

## THE SURVEY CONSULTANT

In 2005 the Town sent out Requests For Proposals (RFP's) to architectural historians listed by the Office of Archaeology and Historic Preservation of the State of Colorado. Based on the written proposals and on interviews, Carl McWilliams of Cultural Resource Historians was selected by a committee of members of Town boards and Town staff to conduct the survey.

Over the last 20 years, Carl McWilliams has surveyed more than 9,000 historic structures. Other communities he has surveyed include Steamboat Springs, Denver, and Billings, Montana.

# What makes a building historic?

## HISTORIC SIGNIFICANCE & INTEGRITY

Telluride's **historic significance** is based on its association with the western mountain mining boom period, and on the large number of buildings remaining from that period that together form a **district** as defined by the *National Register of Historic Places Standards*.

**Historic integrity** includes:

- **Location** - the place where the historic property was constructed.
- **Design** - the combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting** - physical environment of an historic property or places's character.
- **Materials** - the physical elements that form an historic property.
- **Workmanship** - the physical evidence of the crafts of a particular culture or people during an historic period.
- **Feeling** - a property's expression of the aesthetic or historic sense of a particular period of time. It results from physical features that convey the property's historic character.
- **Association** - the direct link between the historic event or period and a historic property, if the historic property is sufficiently intact to convey that relationship to an observer.

# Historic building categories

Historic buildings in Telluride are divided into four categories, as described in the Town's "Design Guidelines":

- **"Contributing (C).** *Those buildings that exist in comparatively "original" condition, or that have been appropriately restored, and clearly contribute to the historic significance of the (historic) district..."*
- **"Supporting (S).** *Those buildings that have original material which has been covered, or buildings that have experienced some alteration, but that still convey some sense of history..."*
- **"Non-contributing, with Qualifications (NCW).** *These buildings have had substantial alterations, and in their present condition do not add to the historic character of the district. However, these buildings could, with substantial restoration effort, contribute to the district once more..."*
- **"Non-contributing, without Qualifications (NCWO).** *These buildings do not contribute to the historic significance of the district. This category includes older buildings that have been altered to such an extent information is not interpretable, and restoration is not possible..."*

# What's the effect of a category change?

The Survey includes recommendations to change the category of some buildings in Telluride. Following are some of the differences in requirements that apply to the four categories of historic buildings.

- **Rehabilitation standards.** The Town's "Design Guidelines for Building in Telluride" includes a section on rehabilitating buildings that applies only to Contributing and Supporting buildings.
- **Minimum maintenance.** The Land Use Code requires a property owner to provide a minimum level of maintenance for a Contributing or Supporting building.
- **Floodplain variance.** Contributing and Supporting buildings are eligible to apply for a variance in a floodplain.
- **Demolition.**
  - Demolition of a Contributing or Supporting structure requires an affirmative vote of 5 HARC members (unanimous vote), at both preliminary and final review, and must meet 9 criteria.
  - Demolition in the other categories requires an affirmative vote by 4 HARC members and must meet 5 criteria.